

082.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

619,500 / 619,500

USE VALUE:

619,500 / 619,500

ASSESSED:

619,500 / 619,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
41		SUNSET RD, ARLINGTON	

## OWNERSHIP

Unit #:

Owner 1:	HARIPARSAD MONICA & NIRESH
Owner 2:	
Owner 3:	

Street 1: 102 ROBBINS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MIHOK CHARLES A/REBECCA S -

Owner 2: TRS/SUNSET RD TRUST -

Street 1: 41 SUNSET ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 3,701 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3701		Sq. Ft.	Site		0	70.	1.43	6									371,721						371,700	

Total AC/HA: 0.08496

Total SF/SM: 3701

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 371,721

Spl Credit

Total: 371,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

16715!

PRINT

Date Time

12/10/20	21:26:32

LAST REV

Date Time

10/02/18	15:47:39

mmcmakin

Prior Id # 3:

6715

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	Conc. Block			A 3QBth:	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: LT. GREY				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C	Average			<b>CONDOS INFORMATION</b>													
Year Blt: 1928	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G13	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2	Plaster			Functional:													
Sec Int Wall:		%		Economic:													
Partition: T	Typical			Special:													
Prim Floors: 3	Hardwood			Override:													
Sec Floors:		%		Total: 18.6 %													
Bsmnt Flr: 12	Concrete			<b>CALC SUMMARY</b>													
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3	Typical			Const Adj.: 0.98990101													
Insulation: 2	Typical			Adj \$ / SQ: 167.046													
Int vs Ext: S				Other Features: 79000													
Heat Fuel: 1	Oil			Grade Factor: 1.00													
Heat Type: 3	Forced H/W			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 304364													
% Com Wall:		% Sprinkled:		Depreciation: 56612													
				Depreciated Total: 247753													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 082.0-0005-0006.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
Total Special Features:																	
Total:																	